

A regular meeting of the Planning Board of the Village of Cooperstown was held in the Village Office Building, 22 Main Street, Cooperstown, New York on June 17, 2014 at 4:30 p.m. Members in attendance were Chair – Charles Hill, Eugene Berman, Richard Blabey, Richard Sternberg and alternate – Paul Kuhn. Member Chuck Knull was absent. Trustee – Cynthia Falk, Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax were also present. There was one member of the public present.

Mr. Hill called the meeting to order at 4:30 p.m.

### **Public Hearing**

**73 Elm Street (Bill Rigby)** – Public hearing for a variance for signage to be located less than the required 10 feet from the street line in a residential district

Mr. Hill reviewed the application for a variance for the location of a freestanding home occupation sign at 73 Elm Street and opened the public hearing at 4:30 p.m. Mr. Hill stated that the proposed sign location would require a 3 ½ foot variance as the proposed location is only 6 ½ feet from the street line. He explained that the requested variance was due to the location of an existing mature tree. Mr. Hill stated that Mr. Rigby has, with the permission of the Planning Board, temporarily installed the sign awaiting the variance. Mr. Hill further stated that Mr. Rigby would be allowed up to 1 square foot for an open sign and up to 1 ½ square feet per directional signage, neither of which would require review.

Mr. Hill asked for public comment. There was no public comment at this time. Mr. Hill stated that he would hold the public hearing open for a short time while other business was handled.

### **Regular Agenda**

#### **Other Business**

Mr. Hill stated that Mayor Katz has requested that the Planning Board provide a couple of members to serve on a joint committee to work with Matt Rogers on the development of guidelines for law regarding Planned Unit Development (PUD).

Mr. Blabey asked when the meetings were scheduled to start and the length of the commitment.

Mr. Hill stated that he expected that the first meeting would occur next week and that it would require a couple of meetings.

Trustee Falk stated that the first meeting is scheduled for June 26 but no time has been determined at this time.

Mr. Berman and Mr. Kuhn agreed to serve on this committee.

### **Public Hearing**

**Continuation of the Public hearing for 73 Elm Street (Bill Rigby)** – Public hearing for a variance for signage to be located less than the required 10 feet from the street line in a residential district



Mr. Austin stated that they may not be in 100% compliance but would be very close to being in compliance.

Mr. Sternberg clarified that if Bassett does not make any changes they are legal to remain as they are but should they decide to expand or make other changes they would be required to come into compliance with the law.

Mr. Austin stated that was correct. He explained that for example if they need fifty new parking stall for a proposed addition, but are currently ten stall short of being in compliance with the law, they would be required to create sixty parking stalls to not only accommodate the expansion but also to bring them into compliance.

The board continued to review the current and proposed changes to the parking requirements.

Mr. Hill stated that in reviewing the proposed law and the parking plan requirement, he realized that there is no provision in the law which allows the Planning Board to hold a public hearing should they feel a public hearing would be beneficial or necessary. He further stated that all site development plan reviews require a public hearing. Mr. Hill explained that although he does not think a public hearing should necessarily be required for all parking plan submission, he feels it would be appropriate for the law to allow the Planning Board the option of holding a public hearing if they feel it would be appropriate and beneficial.

Mr. Kuhn stated that he believes that a board has the right to hold a public hearing for any review.

Mr. Austin stated that he believes by NYS Law a board may hold a public hearing if they feel that they do not have enough information, and holding a public hearing would help obtain that information.

Trustee Falk stated that the Department of State allows for discretionary public hearing therefore it would not be required as part of the law.

The board continued to review parking requirements and parking stall sizes.

Mr. Kuhn stated that he feels it might be appropriate to define a compact car.

The board further reviewed the proposed law including the definitions.

Mr. Hill suggested that the members of the board take a month to review the proposed law independently, and that the Planning Board should be prepared to make a recommendation to the Trustees at the July meeting.

Mr. Kuhn stated that he feels that would be appropriate. He continued to state that he feels a great job has been done on the development of this law and that it is a substantial improvement from what is currently in place.

Mr. Berman suggested that our thoughts, concerns, etc. should be shared electronically prior to the meeting so that other members of the board have the opportunity to explore those items in advance of the meeting and be more prepared to make a recommendation.

**Minutes**

Mr. Berman made a motion to approve the minutes of May 20, 2014 as submitted. Mr. Kuhn seconded the motion and a vote had the following results:

AYES: Berman, Hill, Kuhn, Sternberg

ABSTAIN: Blabey

Motion carried.

Meeting adjourned at 6:56 PM

Respectfully submitted,

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Jennifer Truax  
Deputy Village Clerk